THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-5056-WE

Karen Johnson Davidson County
Batch# 900754 DEEDWARR
08/09/2022 11:38:12 AM 2 pgs
Fees: $13.00 Taxes: $3,977.50
20220809-0090470

JAMES A. WAECHTER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,075,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-8-27

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles T. Clark, III	NEW OWNER	
2131 Blair Blvd.		10415017200
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Joyce K. Reese, a single person,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Charles T. Clark, III,**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Easterly half of Lot Number 8 on the map of R. E. Connell's Subdivision of the Northeast part of Lot Number 23, Sarah A. Gordon Subdivision, as of record in Book 421, Page 24, of the Register's Office for Davidson County, Tennessee.

Said part of Lot Number 8 fronts fifty (50) feet on the Southerly side of Blair Boulevard, and runs back between parallel lines 105 1/4 feet to a dead line.

Being the same property conveyed to Joyce K. White by Warranty Deed from Hattie Allen Ball also known as Hattie E. Ball of record in Book 5914, Page 838, Register's Office for Davidson County, Tennessee, dated July 22, 1982 and recorded on July 23, 1982; re-recorded in Book 5915, Page 45, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joyce K. Reese, not married, by Quitclaim Deed from Joyce K. White, not married, of record in Instrument No. 20170724-0074709 Register's Office for Davidson County, Tennessee, dated July 24, 2017 and recorded on July 24, 2017.

NOTE: Joyce K. White and Joyce K. Rreese are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **2131 Blair Blvd., Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 8 day of August, 2022.

Joyce K. Reese

Joyce K. Reese

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joyce K. Reese,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8 day of August, 2022.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE